086.0 Map | 0004 Block | 0003.B Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	773,800	/	773,800
USE VALUE:	773,800	/	773,800
ASSESSED:	773,800	/	773,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UPPER BARN LLC
Owner 2:	C/O MEGHAN LANCELOTTA
Owner 3:	
Street 1:	161 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VORCE DUANE G -
Owner 2:	-
Street 1:	157 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,812 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Exterior and 1018 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12812.000	210,700		563,100	773,800
Total Card	0.294	210,700		563,100	773,800
Total Parcel	0.294	210,700		563,100	773,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 760.42 | /Parcel: 760.4

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 54648

GIS Ref

GIS Ref

Insp Date 10/19/16

!7037!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0004-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,700	0	12,812.	563,100	773,800	773,800	Year End Roll	12/18/2019
2019	101	FV	195,000	0	12,812.	555,000	750,000	750,000	Year End Roll	1/3/2019
2018	101	FV	195,000	0	12,812.	426,300	621,300	621,300	Year End Roll	12/20/2017
2017	101	FV	195,000	0	12,812.	402,200	597,200	597,200	Year End Roll	1/3/2017
2016	101	FV	195,000	0	12,812.	370,000	565,000	565,000	Year End	1/4/2016
2015	101	FV	180,000	0	13,761.	358,100	538,100	538,100	Year End Roll	12/11/2014
2014	101	FV	180,000	0	13,761.	329,800	509,800	509,800	Year End Roll	12/16/2013
2013	101	FV	180,000	0	13,761.	329,800	509,800	509,800		12/13/2012

PRINT

Date	Time
12/10/20	21:43:06

LAST REV

Date	Time
05/03/17	09:59:05

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7037

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VORCE DUANE G,	64514-208		11/14/2014	Mult Lots	1,300,000	No	No		
VORCE ANDREW/TR	43225-496		7/8/2004	Family		No	No		
CARTER JOSEPHIN	31921-498		10/13/2000		185,000	No	No	4	
	10667-92		10/16/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2015	1083	Redo Kit	38,000		8/5/2015			Change kitchen cab
3/11/2002	220	Alterati	135,000	C		G4	GR FY04	NEW FOUNDATION-REM
10/23/2001	801	Alterati	4,000	C				DEMO WINDOWS/DOORS

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2016	Measured	DGM	D Mann
10/19/2016	Left Notice	DGM	D Mann
10/19/2016	Permit Visit	DGM	D Mann
3/24/2009	Measured	197	PATRIOT
7/1/2002	Inspected	PM	Peter M
1/26/2000	Measured	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12812		Sq. Ft.	Site		0	70.	0.63	6									563,054						563,100	See plan 943 of 20

Total AC/HA: 0.29412 | Total SF/SM: 12812 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,054 | Spl Credit | Total: 563,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:			
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	66000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	220876
Depreciation:	10160
Depreciated Total:	210715

COMMENTS

See Bk 64673 Pg 108 Plan 943 of 2014 for land swap..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	HB

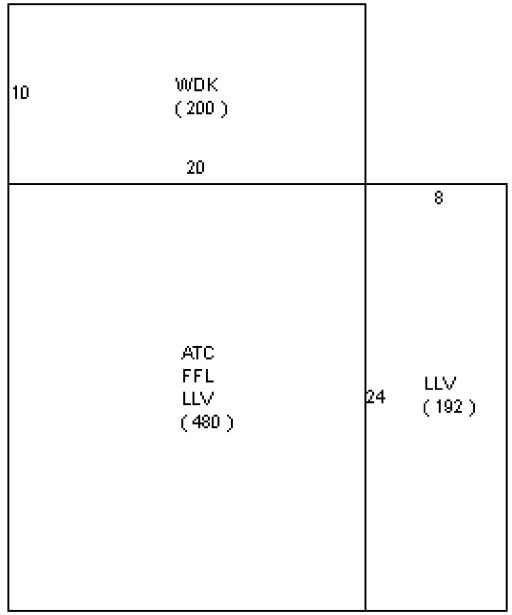
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.85
Special Features:	0	Val/Su Net:	138.62
Final Total:	210700	Val/Su SzAd	325.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	Lower Level	672	125.630	84,423
FFL	First Floor	480	143.170	68,720
WDK	Deck	200	11.110	2,222
ATC	Attic	168	143.170	24,052

Net Sketched Area:	1,520		Total:	179,417	
Size Ad	648	Gross Are	1832	FinArea	1018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0004-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc